

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
June 19, 2023**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fifteen was called to order by President Bowles at 1:02 p.m. on Monday, June 19, 2023, in Conference Room A and via Zoom Video/Call Conference Meeting.

SHAREHOLDERS' COMMENTS

No shareholder made a comment.

ROLL CALL

Present: President Bowles, Vice President Koagel, Secretary Fuhrer (via zoom), Chief Financial Officer Keenoy, Directors Corrigan, Hamblin, and Beeler (Entered 1:11pm)

GRF Representative: Ms. Hamblin

Guests: Fourteen Shareholders of Mutual Fifteen (in-person)
Two Shareholders of Mutual Fifteen (via zoom)

Staff: Ms. Hopkins, Mutual Administration Director (via zoom)
Ms. Hall, Sr. Director of Member Services
Ms. Schultze, Mutual Accountant
Mr. Antisdell, Building Inspector
Ms. Barua, Sr. Portfolio Specialist
Ms. Celestine, Assistant Portfolio Specialist
Ms. Rivas, Assistant Portfolio Specialist

President Bowles welcomed guests and staff to the meeting and recommended participants exhibit appropriate decorum during the meeting.

GUEST SPEAKER

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Keenoy and seconded by Vice President Koagel, it was

RESOLVED to accept that the Board of Directors of Seal Beach Mutual Fifteen, upon a presentation of the Financial Statements as of December 31, 2022, for the year then ended, and the proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the abovementioned Financial Statements and reports therein, and authorize the President to sign the Management Representation Letter.

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The MOTION passed unanimously.

Following questions, Ms. Hall and Ms. Schultze left the meeting 1:21 p.m.

MINUTES

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Vice President Koagel, it was

RESOLVED to approve the Regular Monthly Meeting Minutes of May 25, 2023, as presented.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Chief Financial Officer Keenoy, it was

RESOLVED to approve the Organizational Meeting Minutes of June 16, 2023, as printed

The MOTION passed unanimously.

BUILDING INSPECTOR'S REPORT

Building Inspector Antisdell presented his report (attached).

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Vice President Koagel, it was

RESOLVED to approve move to award the landscape contract to J&J Landscaping at a cost not to exceed \$16,950/month for year 1, \$17,250/month for year 2, and \$17,550/month for year 3 Funds to come from Landscaping and authorize the president to sign any necessary documentation.

The MOTION passed unanimously.

Following questions, Building Inspector Antisdell left the meeting at 1:41p.m.

GRF REPRESENTATIVE

GRF Representative, Ms. Hamblin provided an update.

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Keenoy and

**BOARD OF DIRECTORS
MUTUAL FIFTEEN**

June 19, 2023

seconded by President Bowles, it was

RESOLVED that the Mutual Fifteen Board authorizes the following transfers of funds per detailed and dated resolutions.

| <i>Transfer/ Invoice Date</i> | <i>Amount</i> | <i>Originating/Destination Accounts or Payee</i> |
|-----------------------------------|---------------|---|
| 05/08/2023 | \$150,406.59 | US Bank Checking to GRF-US Bank Checking |
| 05/08/2023 | \$297,873.55 | ACH-Direct Debit from multiple shareholders to US Bank Checking |
| 05/12/2023 | \$16,829.00 | Anguiano Lawn care (Invoice #M0052315) |
| 05/15/2023 | \$120,215.07 | US Bank Checking to US Bank Impound (Property Taxes) |
| 05/22/2023 | \$54,900.00 | US Bank Checking to US Bank Non-Restricted Money Mkt. |

The MOTION passed unanimously.

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Secretary Fuhrer, it was

RESOLVED to approve the amended Occupancy Agreement for Mutual Fifteen, effective June 19, 2023.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by Vice President Koagel and seconded by President Bowles, it was

RESOLVED to propose a rule change by amending Section 3.1 - Patios of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Keenoy and seconded by President Bowles, it was

RESOLVED to propose a rule change amending Section 3.2 - Golf Cart and Scooter Pads of the Rules and Regulations and approve 28-day posting of notice

**BOARD OF DIRECTORS
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of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Vice President Koagel, it was

RESOLVED to propose a rule change by amending Section 4 – Purpose of Landscape Maintenance of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Keenoy and seconded by President Bowles, it was

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of May 2023.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Vice President Koagel, it was

RESOLVED to approve the tree trimming proposal from Anguiano Lawn Care, at a cost not to Exceed \$2,950.00, funds to come from Landscaping-trees and authorize the president to sign any necessary documentation.

The MOTION passed unanimously.

Following a discussion, and upon a MOTION duly made by President Bowels and seconded by Director Beeler, it was

RESOLVED to have all board members of Mutual Fifteen Board of Directors to sign the Code of Conduct and Code of Ethics.

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The MOTION passed unanimously

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Chief Financial Officer Keenoy, it was

RESOLVED to approve that Mutual Fifteen authorizes the Board's President and/or duly appointed officer to act on behalf of the Board to execute the Notice of Intent to Withdraw.

The MOTION passed unanimously

Following a discussion, and upon a MOTION duly made by Vice President Koagel and seconded by President Bowles, it was

RESOLVED to approve that Mutual Fifteen continues to receive one hard copy of the various mutuals' monthly minutes in their mailbox in the Mutual Mailroom.

The MOTION passed unanimously

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Keenoy and seconded by President Bowles, it was

RESOLVED to approve that Mutual Fifteen does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement.

The MOTION passed unanimously

Following a discussion, and upon a MOTION duly made by President Bowles and seconded by Chief Financial Officer Keenoy, it was

RESOLVED to move to deny that the Mutual Fifteen Board of Directors authorizes the Mutual Administration Department to release Director contact information as requested.

The MOTION passed with five "yes" votes (Fuhrer, Keenoy, Beeler, Hamblin, Corrigan) and two "no" (Bowles, Koagel).

Following a discussion, and upon a MOTION duly made by Vice President Koagel and seconded by President Bowles, it was

RESOLVED to approve that the Mutual Fifteen meeting minutes disclose "yes" votes, "no" votes, and abstentions in the motion results.

The MOTION passed unanimously

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Following a discussion, and upon a MOTION duly made by Director Corrigan and seconded by President Bowles, it was

RESOLVED to approve a commitment by the Board of Directors of Mutual Fifteen, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

The MOTION passed unanimously

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Keenoy and seconded by President Bowles, it was

RESOLVED to approve that Mutual Fifteen authorizes, that according to Procedure 15-7510-3 – Eligibility Requirements, if there is a question of financial eligibility; Mutual Fifteen will NOT be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to send a letter to the Golden Rain Foundation to state that Procedure 15-7510-3 – Eligibility Requirements, and all Mutual Fifteen Rules and Regulations and Procedures, are to be followed as written.

The MOTION passed unanimously

SECRETARY CORRESPONDENCE

No update.

CHIEF FINANCIAL OFFICER'S REPORT

No report.

PORTFOLIO SPECIALIST'S REPORT

No report.

ANNOUNCEMENTS

- a. **Next Regular Board Meeting: Monday, July 17, 2023, at 1:00 a.m., Location: In Conference Room B and via Zoom Video/Call Conference Meeting.**

COMMITTEE REPORTS

Hospitality Committee

Chief Financial Officer Keenoy provided an update.

Beautification Committee

No report was presented.

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Parking Committee

No report was presented.

DIRECTOR UPDATES

No Directors provided updates or comments.

SHAREHOLDERS' COMMENTS

Several shareholders made a comment.

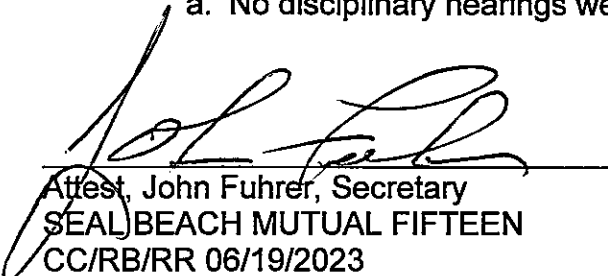
ADJOURNMENT

There being no further business to conduct, President Bowles adjourned the meeting at 2:50 p.m.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on June 19, 2023, at 3:15 p.m. and took the following actions:

1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. One contract was discussed.
3. Assessments / Delinquencies
 - a. Several delinquencies were discussed.
4. Disciplinary Hearings
 - a. No disciplinary hearings were conducted.


Attest, John Fuhrer, Secretary
SEAL BEACH MUTUAL FIFTEEN
CC/RB/RR 06/19/2023

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdell

REPORT: JUNE REPORT

| PERMIT ACTIVITY | | | | | | | |
|---------------------------------------|-----------------------|-----------------|------------|------------|--------------|---------------------------|-----------------------|
| UNIT # | DESCRIPTION OF WORK | GRF/CITY PERMIT | START DATE | COMP. DATE | CHANGE ORDER | RECENT INSPECTION | CONTRACTOR / COMMENTS |
| 1-P | ELECTRICAL | BOTH | 06/12/23 | 08/30/23 | NO | NONE | LOS AL BLDRS |
| 3-F | REMODEL | BOTH | 02/25/23 | 07/31/23 | NO | 03/24/23 ROUGH PLUMB | ACE MAINTENANCE |
| 3-F | REMODEL | BOTH | 02/25/23 | 07/31/23 | NO | 04/25/23 FOOTING | ACE MAINTENANCE |
| 5-B | CART PAD SIDEWALK | GRF | 04/07/23 | 04/14/23 | NO | NONE | ANGUIANO |
| 8-B | CARET PAD | GRF | 04/12/23 | 05/12/23 | NO | 05/17/23 FINAL | ANGUIANO |
| 10-K | FLOORING | GRF | 07/01/23 | 10/01/23 | NO | NONE | BIXBY PLAZA CARPETS |
| 12-A | REMODEL | BOTH | 04/30/23 | 11/20/23 | NO | NONE | LOS AL BLDRS |
| 14-F | OUTLETS | BOTH | 06/05/23 | 08/30/23 | NO | NONE | CJ CONSTRUCTION |
| 14-K | KITCHEN REMODEL/FLOOR | BOTH | 03/01/23 | 07/18/23 | NO | 05/25/23 FINAL | LOS AL BLDRS |
| 15-E | ENTRY DOORS | GRF | 05/20/23 | 07/25/23 | NO | NONE | LW DECOR |
| 17-N | HEAT PUMP | BOTH | 06/01/23 | 09/01/23 | NO | NONE | GREENWOOD |
| 21-C | PATIO REMODEL | BOTH | 06/16/23 | 09/30/23 | NO | NONE | LOS AL BLDRS |
| 23-A | BATH REMODELS | BOTH | 07/20/23 | 10/31/23 | NO | NONE | LOS AL BLDRS |
| 24-L | KITCHEN REMODEL | BOTH | 04/01/23 | 08/31/23 | NO | NONE | MAMUSCIA |
| 29-E | WASHER/DRYER/PANEL | BOTH | 04/15/23 | 06/30/23 | NO | 06/02/23 ROUGH PLUMB.ELEC | MAMUSCIA |
| 30-C | WASHER/DRYER | BOTH | 03/01/23 | 07/08/23 | NO | 06/02/23 ROUGH PLUMB.ELEC | LOS AL BLDRS |
| 31-C | KITCHEN REMODEL | GRF | 06/01/23 | 07/01/23 | NO | NONE | OGAN |
| 32-Q | REMODEL | BOTH | 04/18/23 | 06/15/23 | NO | NONE | LOS AL BLDRS |
| 34-B | WASHER/DRYER/PANEL | BOTH | 04/17/23 | 06/30/23 | NO | 04/27/23ROUGH PLUMBING/EL | MARCO CONSTRUCTION |
| 34-B | WASHER/DRYER | BOTH | 04/17/23 | 06/30/23 | NO | 05/25/23 FINAL | MARCO CONSTRUCTION |
| 34-E | HEAT PUMP | BOTH | 05/01/23 | 08/01/23 | NO | NONE | GREENWOOD |
| 34-K | HEAT PUMP | BOTH | 04/12/23 | 07/02/23 | NO | 05/23/23 FINAL | GREENWOOD |
| 37-K | KITCHEN/BATH REMODEL | BOTH | 01/09/23 | 07/09/23 | NO | NONE | CAL CUSTOM INTERIORS |
| 37-K | FRONT BATH SHOWER | GRF | 06/07/23 | 08/07/23 | NO | NONE | NUKOTE |
| 41-B | HEAT PUMP | BOTH | 04/10/23 | 07/10/23 | NO | NONE | GREENWOOD |
| 41-F | SHOWER | BOTH | 07/10/23 | 08/31/23 | NO | NONE | BERGKVIST |
| 41-K | WINDOWS | BOTH | 05/01/23 | 08/01/23 | NO | NONE | BODIES GLASS SERVICE |
| 41-M | HEAT PUMP | BOTH | 03/09/23 | 05/09/23 | NO | NONE | ALPINE |
| 45-G | KITCHEN REMODEL | BOTH | 03/25/23 | 06/15/23 | NO | NONE | KRESS |
| 47-B | KITCHEN LIGHTS | BOTH | 01/18/23 | 04/10/23 | NO | NONE | LW DECOR |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| ALL SHADED AREAS HAVE BEEN SIGNED OFF | | | | | | | |

| ESCROW ACTIVITY | | | | | | | |
|-----------------|----------|----------|----------|----------|----------|------------------|--|
| UNIT | PLI | NBO | FI | FCEI | ROF | WARRANTY EXPIRES | |
| 1-B | 09/09/20 | 02/10/21 | 02/09/21 | 02/24/21 | 02/26/21 | 2/24/2022 | |
| 1-P | 04/07/22 | 04/20/22 | 05/04/22 | 05/18/22 | 06/28/22 | 5/18/2023 | |
| 1-L | 03/28/22 | 04/14/22 | 04/18/22 | 05/02/22 | 06/17/22 | 5/2/2023 | |
| 2-D | 02/08/22 | 02/23/22 | 02/24/22 | 03/10/22 | 05/17/22 | 3/10/2023 | |
| 3-F | 07/11/22 | 08/12/22 | 08/19/22 | 09/02/22 | 09/16/22 | 9/2/2023 | |
| 3-N | 08/21/21 | 01/12/22 | 01/12/22 | 01/26/22 | 02/15/22 | 1/26/2023 | |
| 5-B | 04/12/22 | 02/07/23 | 02/16/23 | 03/03/23 | 04/20/23 | 3/3/2024 | |
| 7-Q | 01/20/22 | 03/22/22 | 04/04/22 | 04/18/22 | 05/23/22 | 4/18/2023 | |
| 8-E | 08/04/22 | 08/31/22 | 08/31/22 | 09/15/22 | 09/27/22 | 9/15/2023 | |

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antisdell**

| | | | | | | | |
|------|--|----------|----------|----------|----------|----------|------------|
| 8-H | | 12/17/21 | 03/10/22 | 03/10/22 | 03/24/22 | 04/22/22 | 3/24/2023 |
| 9-G | | 03/29/23 | | | | | |
| 10-B | | 07/20/22 | 08/17/22 | 08/25/22 | 09/12/22 | 09/19/22 | 9/12/2023 |
| 10-D | | 04/27/20 | VIDEO | 07/01/20 | 07/16/20 | 08/17/20 | 7/16/2021 |
| 10-F | | 10/07/22 | 11/04/22 | 11/04/22 | 11/08/22 | 12/09/22 | 11/8/2023 |
| 10-J | | 05/04/22 | 08/03/22 | 08/03/22 | 08/17/22 | 09/28/22 | 8/17/2023 |
| 11-D | | 03/21/23 | NA | 04/07/23 | 04/21/23 | 05/23/23 | 4/21/2024 |
| 11-Q | | 03/03/22 | 04/28/22 | 04/28/22 | 05/12/22 | 06/03/22 | 5/12/2023 |
| 12-A | | 09/30/22 | 12/09/22 | 12/09/22 | 12/23/22 | 01/23/23 | 12/23/2024 |
| 14-D | | 02/03/20 | 03/17/20 | 03/23/20 | 04/06/20 | 05/04/20 | 4/6/2021 |
| 14-F | | 05/10/22 | 08/12/22 | 08/12/22 | 08/26/22 | 09/13/22 | 8/26/2023 |
| 14-R | | 09/12/18 | | | | | |
| 16-P | | 06/06/23 | | | | | |
| 18-C | | 08/25/22 | 10/10/22 | 10/11/22 | 10/25/22 | 11/22/22 | 10/25/2023 |
| 19-B | | 02/18/22 | 04/19/22 | 04/19/22 | 05/02/22 | 05/31/22 | 5/2/2023 |
| 21-L | | 09/14/22 | | | | | |
| 22-A | | 01/14/22 | 02/17/22 | 02/24/22 | 03/10/22 | 05/19/22 | 3/10/2023 |
| 22-A | | 04/05/23 | 04/05/23 | 04/07/23 | 04/21/23 | | |
| 23-G | | 04/03/23 | 05/23/23 | 06/01/23 | 06/15/23 | | |
| 23-P | | 08/18/22 | | | | | |
| 24-D | | 05/17/22 | 06/16/22 | 06/23/22 | 07/08/22 | 07/21/22 | 7/8/2023 |
| 24-M | | 11/10/22 | | | | | |
| 29-E | | 05/05/22 | 07/06/22 | 07/06/22 | 07/20/22 | 08/15/22 | 7/20/2023 |
| 29-J | | 06/29/22 | 09/07/22 | 09/08/22 | 09/22/22 | 10/03/22 | 9/22/2023 |
| 29-R | | 06/08/20 | 08/20/20 | 08/21/20 | 09/04/20 | 09/21/20 | 9/4/2021 |
| 30-C | | 02/08/22 | 04/12/22 | 04/18/22 | 05/02/22 | 05/24/22 | 5/2/2023 |
| 30-D | | 11/17/21 | 03/08/22 | 03/08/22 | 03/22/22 | 05/10/22 | 3/22/2023 |
| 30-G | | 06/30/22 | | | | | |
| 32-Q | | 04/20/22 | 05/03/22 | 05/04/22 | 05/17/22 | 08/25/22 | 5/17/2023 |
| 33-F | | 11/10/22 | 02/03/23 | 02/06/23 | 02/21/23 | 03/14/23 | 3/14/2024 |
| 34-B | | 09/23/22 | | | | | |
| 34-D | | 11/07/22 | 02/07/23 | 02/24/23 | 03/06/23 | 04/20/23 | 3/6/2023 |
| 34-K | | 06/23/22 | 07/21/22 | 07/22/22 | 08/05/22 | 09/26/22 | 8/5/2023 |
| 34-N | | 02/11/22 | 03/07/22 | 03/08/22 | 03/22/22 | 04/19/22 | 3/22/2023 |
| 37-F | | 09/22/22 | 02/03/23 | 02/06/23 | 02/21/23 | | |
| 37-K | | 08/16/22 | 09/13/22 | 09/21/22 | 10/05/22 | 10/21/22 | 10/5/2023 |
| 37-L | | 05/30/23 | | | | | |
| 37-P | | 04/27/22 | 05/12/22 | 06/03/22 | 06/17/22 | 08/08/22 | 6/17/2023 |
| 37-Q | | 01/19/22 | 05/03/22 | 05/04/22 | 05/17/22 | 06/28/22 | 5/17/2023 |
| 39-A | | 06/17/22 | 07/13/22 | 07/13/22 | 07/27/22 | 08/15/22 | 7/27/2023 |
| 41-L | | 07/08/22 | | | | | |
| 42-R | | 07/20/22 | 10/05/22 | 10/18/22 | 11/01/22 | 11/03/22 | 11/1/2023 |
| 43-E | | 06/21/22 | 08/31/22 | 09/02/22 | 09/19/22 | 09/20/22 | 9/19/2023 |
| 46-G | | 08/10/21 | 11/05/21 | 11/05/21 | 11/19/21 | 11/29/21 | 11/19/2022 |
| 40-D | | 03/31/22 | 04/27/22 | 04/27/22 | 05/11/22 | 05/23/22 | 5/11/2023 |
| 40-H | | 04/29/22 | 05/10/22 | 05/10/22 | 05/26/22 | 06/07/22 | 5/26/2023 |
| 47-C | | 07/25/22 | 08/01/22 | 08/25/22 | 09/09/22 | 09/20/22 | 9/9/2023 |
| 46-J | | 11/14/22 | 03/08/23 | 03/13/23 | 03/17/23 | | |
| 46-P | | 04/03/23 | | | | | |
| 46-M | | 09/11/20 | | | | | |

SHADED AREAS HAVE BEEN SIGNED OFF

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

ANGUIANO LAWN CARE CONTRACT GOOD UNTIL JUNE 30TH 2023

FENN TERMITE AND PEST CONTROL CONTRACT GOOD UNTIL MAY 31 ST 2023

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antisdell**

FENN BAIT CONTROL CONTRACT GOOD UNTIL MAY 31 ST 2023

WASH MUTIFAMILY CONTRACT GOOD UNTIL AUGUST 1 ST 2023

UPDATE ON LIFT ON BUILDING 16 AND BUILDING 10

62 CALLS AND VISITS TO UNITS AND LIFTS

LIFT REPAIRS

JANUARY 31ST 2022 LIFT 41 REPLACED INTERLOCK \$996.00

FEBRUARY 28TH 2022 LIFT 10-J REPLACED PUMP AND MOTOR \$4,107.78

MARCH 10TH 2022 LIFT 34-L REPLACED LEFT SHOE \$149.30

MAY 18TH 2022 LIFT 34- Q REPLACED PUMP \$3,731.78

JUNE 7 TH 2022 LIFT 10-J REPLACED LEFT SHOE \$161.95

JULY 11TH 2022 LIFT 7 - Q SAFETY COMPLIANCE AND BATTERY REPLACEMENT \$530.36

AUGUST 16TH 2022 LIFT 37 ROLLER AND BATTERY \$843.00

AUGUST 30 TH 2022 LIFT 42 PUMP MOTOR \$586.88

SEPTEMBER 17 2022 LIFT 16 LOAD TEST

SEPTEMBER 26TH 2022 LIFT 13 - N BATTERIES \$300.00 6 AMP FUSE \$39.04

NOVEMBER 17TH 2022 LIFT 46-Q POWER BOARD AND TRAVEL CABLE \$3,884.66

DECEMBER 6 TH 2022 LIFT 11-Q BREAK SHOES \$313.80

DECEMBER 8TH 2022 LIFT 46-L BATTERY AND COMPLIANCE \$308.36

DECEMBER 12TH 2022 LIFT 10 J REPLACED SHOE GUIDE \$150.00

JANUARY 16TH 2023 LIFT 7-J L DOWN VALVE REPLACEMENT \$376.15

JANUARY 26TH 2023 LIFT 17-Q BATTERIES REPLACEMENT \$316.00

FEBRUARY 16TH 2023 LIFT 10-J SHOE GUIDES \$150.00

MARCH 7TH 2023 LIFT 32-K REPAIR \$362.00

MARCH 29TH 2023 LIFT 41-Q REPAIR \$220.00

MARCH 29 TH 2023 LIFT 5-Q BATTERIES \$384.00

MARCH 29 TH 2023 LIFT 32 Q REPAIR \$368.53

MARCH 30 TH 2023 LIFT 34-Q BATTERIES \$384.00

APRIL 5 TH 2023 LIFT 3-Q BATTERIES \$342.00

APRIL 7 TH 2023 LIFT 42-K REPAIR \$152.00

APRIL 11 TH 2023 LIFT 23-Q BATTERIES \$384.00

MAY 16TH 2023 LIFT 21-Q BATTERIES \$384.00

MAY 16TH 2023 LIFT 23 -N BATTERIES \$384.00

MAY 24TH 2023 LIFT 7-Q BATTERIES \$384.00

MAY 31 ST 2023 LIFT 29 -J BATTERIES \$384.00

OCCUPANCY AGREEMENT
OF
SEAL BEACH MUTUAL NO. FIFTEEN

OCCUPANCY AGREEMENT OF SEAL BEACH MUTUAL NO. FIFTEEN

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(d) the Board of Directors may deduct the charges from the amount paid for the Stock.

Section 11.10 – Cost of Relocation.

The costs of temporary relocation during the repair and maintenance of the Common Area of the Community, within the responsibility of the Mutual, including without limitation, termite and other wood-destroying pests or organisms treatment, asbestos abatement and/or other pest, organism or vermin eradication shall be borne by the Qualifying Resident of the Unit. The costs of temporary relocation during the repair and maintenance of the Unit within the responsibility of the Mutual, shall be borne by the Qualifying Resident of the Unit. The costs of temporary relocation during the repair and maintenance of the Unit within the responsibility of the Qualifying Resident, shall be borne by the Qualifying Resident of the Unit.

Section 11.11 – Exterior Maintenance and Repair of Shareholder’s Garden Area.

The area extending up to sixty (60) inches from the exterior wall of the Unit is set aside for the Shareholder’s Garden Area. The sides of the corner Units shall have a 48-inch limit. Commencing one-hundred and eighty (180) days following the close of escrow on a Unit, the Qualifying Resident shall, at the Qualifying Resident’s own expense, plant, irrigate, and maintain the Garden Area in good condition and repair as required by the Governing Documents. Said maintenance obligation includes maintenance of all plant materials and maintenance and repairs of existing dedicated irrigation equipment/system. If there is not a separate and dedicated irrigation system for the Unit, the Qualifying Resident shall be required to either (i) install a dedicated valve, timer, and drip system to the Garden Area, or (ii) hand water the Garden Area only. Following the expiration of the one-hundred and eighty-day (180) day period referenced above, the Mutual shall not be responsible for maintaining any existing irrigation system within the Garden Area or for providing water to same. The Qualifying Resident may hire, at the Qualifying Resident's expense, a qualified contractor of his or her choice to complete maintenance and/or installation of the irrigation system located within the Garden Area. Garden Areas must be maintained pursuant to the requirements of the Governing Documents. Failure of a Qualifying Resident to perform required maintenance may result in the Mutual performing same and, after notice and hearing, assessing the cost to the Unit.

ARTICLE XII

QUALIFYING RESIDENT REQUIRED TO OBTAIN INSURANCE

Section 12.1 – Qualifying Resident Insurance.

The Qualifying Resident shall, at the Qualifying Resident's expense:

(a) obtain and keep in full force and effect the following insurances: